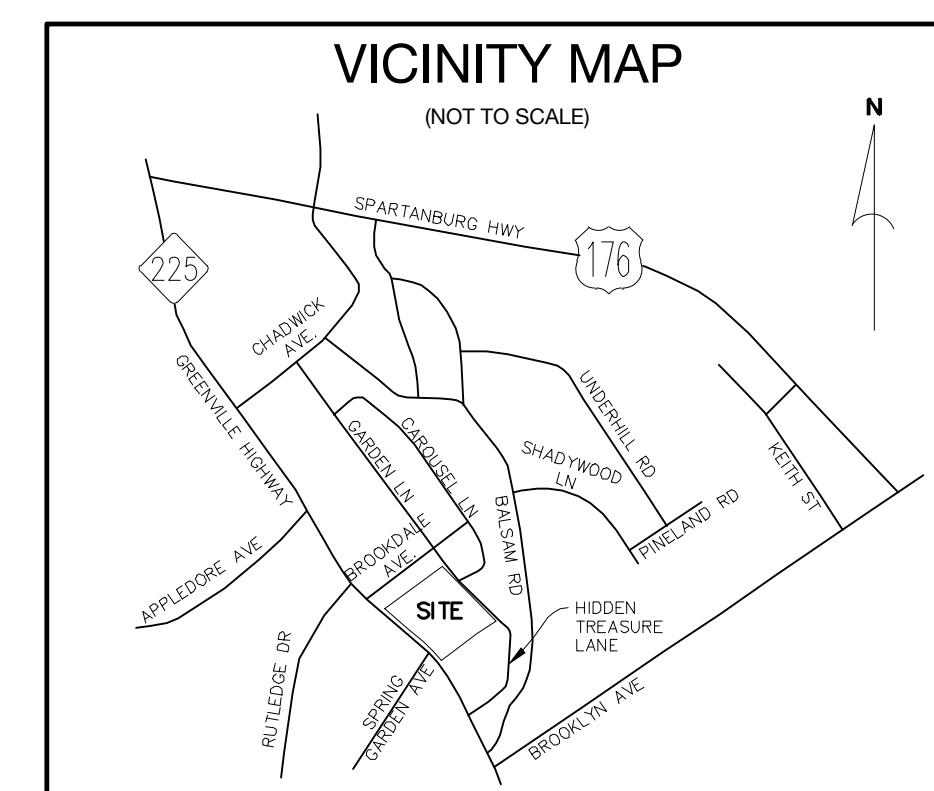


PREPARED FOR:
LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
DAVID GORMAN
(202) 922-6540

INDEX OF SHEETS		
SHEET NO	TITLE	REV.
C000	COVER	1
C001	SURVEY	
C101	EXISTING CONDITIONS & DEMOLITION PLAN	1
C102	EXISTING TREE CREDITS PLAN	1
C201	SITE PLAN	1
C301	ROAD PROFILES	1
C401	GRADING & STORM DRAINAGE PLAN	1
C601	UTILITY PLAN	1
L101	LANDSCAPE & RESOURCE PLAN	1
	PRELIMINARY PLAT PLAN	
	ELEVATIONS	



Know what's **below**.
Call before you dig

CDC Civil Design Concepts, PA
www.civildesignconcepts.com
NCEES S.I. LICENSE # - C-2184

NO.	DATE	DESCRIPTION	BY
1	07/07/2023	SITE PLAN REVIEW SUBMITTAL	MAD
2	08/17/2023	SITE PLAN REVIEW RESUBMITTAL	MAD

FOR REVIEW ONLY



COVER FOR:
1202 GREENVILLE TOWNHOMES

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DRAWN BY:	AMP
CDC PROJECT NO.:	12241
XXX PERMIT NO.	xxx

SHEET

C000

DEVELOPMENT DATA

DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001
CONTACT:	DAVID GORMAN (202) 922-6540

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E.
(828) 252-5388

NOTES

1. SURVEYED BOUNDARY LINES, AND NOTES REGARDING THE SUBJECT PROPERTY BOUNDARY, ARE BASED ON A LATA/NGSP SURVEY COMPLETED PREVIOUSLY BY THIS FIRM DATED DECEMBER 1ST 2022 HAVING A DRAWING NUMBER OF D22-123.
2. THE SUBJECT PROPERTY MAY BE SUBJECT TO RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED, NOT SHOWN HEREON.
3. THE SUBJECT PROPERTY IS ZONED GREENVILLE HIGHWAY MIXED USE DISTRICT (GHMU) PER CITY OF HENDERSONVILLE ZONING MAP. REQUIRED SETBACKS FOR THE GHMU DISTRICT VARY BASED ON DEVELOPMENT TYPE AND ARE NOT SHOWN HEREON. SEE THE CITY OF HENDERSONVILLE ZONING ORDINANCE FOR RESTRICTIONS AND ALLOWANCES.
4. THE SUBJECT PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 3100857800, EFFECTIVE DATE OCTOBER 2ND, 2008.
5. FIELD WORK WAS PERFORMED FROM 10/18/2022 THROUGH 12/1/2022, BY TRADITIONAL SURVEY METHODS. THE FIELD WORK WAS ADJUSTED USING A NEAREST MINIMUM, UNCONSTRAINED LEAST SQUARES ADJUSTMENT. HORIZONTAL CLOSURE BEFORE ADJUSTMENT WAS 1:68447.
6. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL COORDINATES SHOWN ARE NC GRID NAD83(2011) COORDINATES. ALL ELEVATIONS SHOWN, ARE RELATIVE TO NAVD 88 DETERMINED BY A GNSS SURVEY UTILIZING STATIC GPS RECEIVERS (SEE CERTIFICATION).
7. GREENVILLE HIGHWAY, AS SHOWN ON PLAT BOOK B PAGE 208A, SCALES TO BE APPROXIMATELY 40 FEET. NO RECORD RIGHT-OF-WAY CONVEYANCE, FOR GREENVILLE HIGHWAY, WAS FOUND DURING THIS SURVEY. THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CLAIMS A MAINTENANCE LIMITS RIGHT-OF-WAY ALONG THE SUBJECT PROPERTY. THE RIGHT-OF-WAY LINE, SHOWN HEREON, FOR GREENVILLE HIGHWAY, IS APPROXIMATE AND IS BASED ON EVIDENCE OF MAINTENANCE LIMITS ON SITE.
8. WETLAND AREAS AND STREAMS, SHOWN HEREON, WERE DELINEATED BY CLEAR WATER ENVIRONMENTAL CONSULTANTS, INC. (828-698-9800). PER PROVIDED CLEAR WATER DELINEATION MAP, THE EXISTING STREAM AND WETLAND AREAS A & B ARE POTENTIALLY JURISDICTIONAL WATERS OF THE U.S. WETLAND AREA A & B WERE FLAGGED BY CLEAR WATER AND WERE FIELD LOCATED. THE POTENTIAL STREAM AND WETLAND AREA C, WERE NOT DELINEATED MAP. POTENTIAL WETLANDS AND STREAMS ARE SHOWN APPROXIMATELY PER CLEAR WATER DELINEATION MAP. WETLAND AREAS SHOWN MAY BE SUBJECT TO BUFFERS IF REQUIRED BY FEDERAL, STATE, OR LOCAL ORDINANCES.
9. THE SUBJECT PROPERTY IS SUBJECT TO A 30 FOOT STREAM BUFFER AS REQUIRED BY ARTICLE XVII SECTION 17-3-2 OF THE CITY OF HENDERSONVILLE CODE OF ORDINANCES. THE 30 FOOT STREAM BUFFER, SHOWN HEREON, IS MEASURED FROM TOP OF CREEK BANK. SEE THE CITY OF HENDERSONVILLE CODE OF ORDINANCES ARTICLE XVII SECTION 17 FOR ADDITIONAL RESTRICTIONS AND ALLOWANCES.
10. MONUMENTS FOUND ALONG GARDEN LANE INDICATE A VARYING RIGHT-OF-WAY WIDTH. PLAT BOOK B PAGE 208A NOTES OAKLAND AVENUE (NOW GARDEN LANE) TO BE 40' ALONG THE SUBJECT PROPERTY. THE NORTHERN MARGIN OF GARDEN LANE PER PLAT BOOK C PAGE 131 AND PLAT SLIDE 13193, APPEARS TO DISAGREE BY APPROXIMATELY 13 FEET FROM THE LOCATION OF THE NORTHWESTERN MOST CORNER OF LOT 6. AS SHOWN ON PLAT BOOK B PAGE 353A, ALTHOUGH NO STREET LINE FOR GARDEN LANE IS SHOWN ON PLAT BOOK B PAGE 353A, IT APPEARS THAT THE NORTHWESTERN MOST CORNER OF LOT 6 MAY ALSO BE THE ORIGINAL LOCATION OF THE NORTHERN MARGIN OF OAKLAND AVENUE (NOW GARDEN LANE) AS SHOWN ON PLAT BOOK B PAGE 208A. A PORTION OF GARDEN LANE IS CITY MAINTAINED. SEE THE APPROXIMATE CITY MAINTENANCE LIMIT AS SHOWN HEREON. THE APPROXIMATE CITY MAINTENANCE LINE IS BASED ON A STREET MAINTENANCE MAP PROVIDED BY THE CITY OF HENDERSONVILLE. A PORTION OF GARDEN LANE ALONG THE SUBJECT PROPERTY APPEARS TO BE PRIVATE.
11. MAJOR AND MINOR CONTOURS ARE SHOWN AT 10 FOOT AND 2 FOOT INTERVALS RESPECTIVELY.
12. NO INVESTIGATION OF UNDERGROUND UTILITIES, OTHER THAN ABOVE GROUND MARKINGS OR STRUCTURES, WAS MADE BY THIS FIRM DURING THIS SURVEY. SEE LINE LEGEND FOR UNDERGROUND UTILITIES, SHOWN HEREON, THAT WERE TRACED PER PROVIDED EXHIBIT VERSUS FIELD LOCATED. UNDERGROUND UTILITIES TRACED, PER PROVIDED EXHIBIT, ARE APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
13. MONUMENTS FOUND, AS REFERENCED IN DEED BOOK 1598 PAGE 441, MAY OVERLAP THE BOUNDARY LINE AS DESCRIBED IN DEED BOOK 94 PAGE 339 AND IN DEED BOOK 380 PAGE 287. BASED ON ALL EVIDENCE FOUND, IT IS MY OPINION THAT THE 3/4" OP FOUND 0.9" HIC. HOOKWAY, SHOWN HEREON, IS THE SOUTH-EASTERN MOST CORNER OF THE FORMER DURANT PROPERTY AS REFERENCED IN DEED BOOK 94 PAGE 339. THE TOTAL AREA OF POSSIBLE OVERLAP IS 167 ± SQUARE FEET.
14. NO CERTIFICATION IS GIVEN TO THE ACCURACY OF TREE SPECIES SHOWN HEREON. A PERSON QUALIFIED IN TREE IDENTIFICATION SHOULD BE CONSULTED FOR VERIFICATION OR IF MORE ACCURATE IDENTIFICATION IS NEEDED. ONLY TREES WITH A MINIMUM DIAMETER OF 12 INCHES ARE SHOWN. SEE SHEET TWO FOR TREE IDENTIFICATION TABLE.

SEWER STRUCTURE TABLE

1	RIM: 2126.6' INVERT IN: 2118.8' (8" PVC) INVERT OUT: 2118.8' (8" PVC)
2	RIM: 2124.1' INVERT IN: 2118.25' (8" PVC) INVERT OUT: 2118.2' (8" PVC)
3	RIM: 2122.3' INVERT IN: 2117.1' (8" DIP) INVERT OUT: 2116.85' (8" DIP)
4	RIM: 2121.4' INVERT IN: 2116.15' (8" DIP)
5	RIM: 2127.15' INVERT IN: 2120.6' (8" PVC) INVERT OUT: 2120.4' (8" PVC)
6	RIM: 2139.45' INVERT IN: 2135.3' (8" PVC) INVERT OUT: 2133.0' (8" PVC)
7	RIM: 2143.75' INVERT IN: 2138.0' (8" PVC) INVERT OUT: 2137.75' (8" PVC)
8	RIM: 2141.25' INVERT IN: 2134.05' (8" PVC) INVERT OUT: 2133.8' (8" PVC)
9	RIM: 2140.8' INVERT IN: 2133.3' (8" PVC) INVERT OUT: 2133.05' (8" PVC)
10	RIM: 2134.4' INVERT IN: 2125.8' (8" PVC) INVERT OUT: 2125.6' (8" PVC)
11	RIM: 2134.0' INVERT IN: 2124.95' (8" PVC) INVERT OUT: 2124.75' (8" PVC)
12	RIM: 2130.1' INVERT IN: 2123.95' (8" PVC) INVERT OUT: 2123.8' (8" PVC)
13	RIM: 2126.35' INVERT IN: 2120.55' (8" PVC)

STORM WATER STRUCTURE TABLE

1	GRATE: 2142.1' FLOW: 2141.9' INVERT IN: 2139.2' (18" HDPE) INVERT OUT: 2138.65' (18" HDPE)
2	GRATE: 2131.4' FLOW: 2131.2' INVERT IN: 2128.7' (18" HDPE) INVERT OUT: 2128.55' (18" HDPE)
3	GRATE: 2125.35' INVERT IN: 2121.7' (24" HDPE) INVERT OUT: 2121.4' (24" HDPE)
4	GRATE: 2125.85' INVERT IN: 2122.85' (24" HDPE)
5	GRATE: 2126.6' INVERT IN: 2124.75' (15" RCP) INVERT OUT: 2124.65' (18" RCP)
6	18" RCP INVERT: 2121.6' 24" RCP INVERT: 2120.1'
7	GRATE: 2126.5' INVERT OUT: 2121.05' (24" RCP)
8	24" RCP INVERT: 2117.75'

I, JOSHUA R. HODGES, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS. THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS AA AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS C STANDARD (21 NCAC 56.1606), THAT THE SURVEY WAS COMPLETED ON 12/1/2022, AND ALL ELEVATIONS ARE BASED ON NAVD 88.

I, JOSHUA R. HODGES, CERTIFY THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

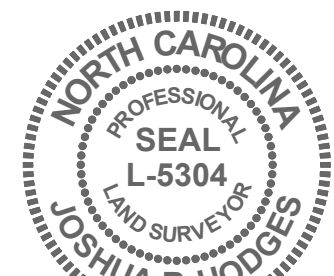
HORIZONTAL POSITIONAL ACCURACY: 1cm
VERTICAL POSITIONAL ACCURACY: 2cm
TYPE OF GNSS FIELD PROCEDURE: STATIC (POST-PROCESSED USING TRIMBLE BUSINESS CENTER)
DATE OF SURVEY: OCTOBER, 16TH 2022
HORIZONTAL DATUM/EPOCH: NAD 83(2011) EPOCH 2010
VERTICAL DATUM: NAVD 88
FIXED CONTROL: NCOS CORS STATION "NOIE"
LOCALIZATION POINT: N: 591462.54 E: 989939.17
GEOD MODEL: GEOTR
COMBINED GRID FACTOR: 0.999776015
UNITS: U.S. SURVEY FEET

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

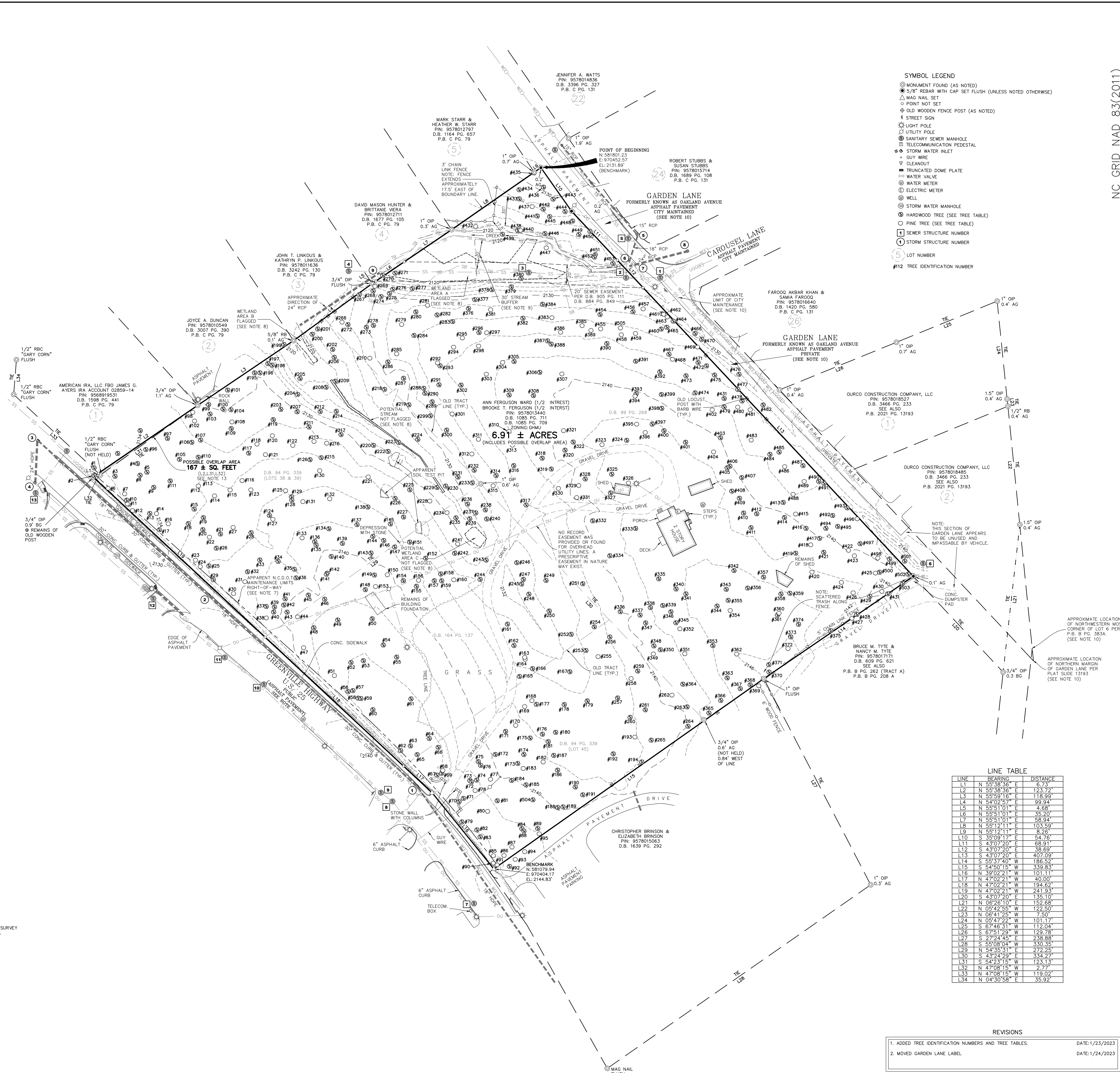
THIS DAY 01/24/2023

Joshua R. Hodges
PROFESSIONAL LAND SURVEYOR

LICENSE # L-5304



N:\JOBS\22274 1202 Greenville Hwy, Lock 7 Dev\DWG\22274-TOP & TREES REVISED-1-23-2023.DWG



SYMBOL LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR WITH CAP SET FLUSH (UNLESS NOTED OTHERWISE)
- MAG NAIL SET
- POINT NOT SET
- OLD WOODEN FENCE POST (AS NOTED)
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- SANITARY SEWER MANHOLE
- TELECOMMUNICATION PEDESTAL
- STORM WATER INLET
- GUY WIRE
- CLEANOUT
- TRUNCATED DOME PLATE
- WATER VALVE
- WATER METER
- ELECTRIC METER
- WELL
- STORM WATER MANHOLE
- HARDWOOD TREE (SEE TREE TABLE)
- PINE TREE (SEE TREE TABLE)
- STORM STRUCTURE NUMBER
- STORM STRUCTURE NUMBER
- LOT NUMBER
- TREE IDENTIFICATION NUMBER

ABBREVIATION LEGEND

- AG ABOVE GRADE
- BG BELOW GRADE
- BR BRON
- BLA BLACK GUM
- CH CHERRY
- CONC CONCRETE
- COMP CORRUGATED METAL PIPE
- D.B. DEED BOOK
- DIP DUCTILE IRON PIPE
- E EASTING
- ELL ELEVATION
- HOPE HIGH DENSITY POLYETHYLENE
- HEM HEMLOCK
- HIC HICKORY
- IP IRON PIN
- LOC LOCUST
- MAP MAP
- N NORTHING
- N.C.D.O.T. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
- OP OPEN IRON PIPE
- P.B. PLAT BOOK
- PG. PAGE
- PN PINE
- PPIN PINCH IDENTIFIER NUMBER
- PPIN PINCH IRON PIPE
- POP POPLAR
- REBAR REBAR
- RBC REBAR & CAP
- RCP REINFORCED CONCRETE PIPE
- R-O-W RIGHT-OF-WAY
- SDV SOUTHWOOD

LINE LEGEND

- BOUNDARY LINE (SURVEYED)
- DEED/PLAT LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- OVERHEAD UTILITY LINE
- SS SANITARY SEWER LINE
- STORM WATER PIPE
- SETBACK
- MAJOR CONTOUR
- MINOR CONTOUR
- STREAM BUFFER
- TOP OF CREEK BANK
- EDGE OF WATER
- EASEMENT (AS NOTED)
- FENCE (AS NOTED)
- TIE LINE ONLY
- EDGE OF WETLAND (PER CLEARWATER DELINEATION)
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND WATER LINE (TRACED PER CITY OF HENDERSONVILLE EXHIBIT)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 55°38'36" E	6.73
L2	N 55°38'36" E	123.72
L3	N 55°59'16" E	118.99
L4	N 54°02'57" E	99.84
L5	N 55°51'01" E	4.68
L6	N 55°51'01" E	35.20
L7	N 55°51'01" E	58.84
L8	N 55°12'11" E	103.59
L9	N 55°12'11" E	6.26
L10	S 35°09'17" E	54.76
L11	S 43°07'20" E	68.91
L12	S 43°07'20" E	38.69
L13	S 43°07'20" E	407.09
L14	S 55°37'40" W	186.52
L15	S 54°50'15" W	339.83
L16	N 39°02'21" W	101.11
L17	N 47°02'21" W	40.00
L18	N 47°02'21" W	194.65
L19	N 47°02'21" W	241.93
L20	S 43°07'20" E	135.10
L21	N 06°28'10" E	152.68
L22	N 05°42'55" W	122.50
L23	N 06°41'25" W	7.50
L24	N 05°47'22" W	101.17
L25	S 67°46'31" W	112.04
L26	S 67°51'59" W	129.78
L27	S 27°24'45" E	248.88
L28	S 55°08'04" W	330.35
L29	S 54°35'51" W	292.70
L30	N 43°24'29" E	334.27
L31	S 54°23'15" W	123.13
L32	N 47°08'15" W	2.77
L33	N 47°08'15" W	119.02
L34	N 04°30'58" E	35.92

REVISIONS

1. ADDED TREE IDENTIFICATION NUMBERS AND TREE TABLES.	DATE: 1/23/2023
2. MOVED GARDEN LANE LABEL	DATE: 1/24/2023

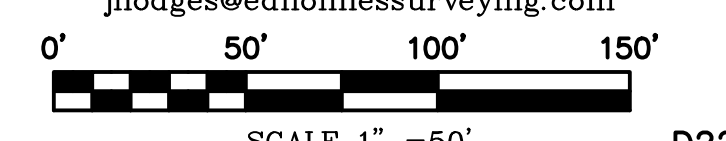
TOPOGRAPHIC SURVEY

For
LOCK 7 DEVELOPMENT
Located at: 1202 Greenville Highway

REFERENCES
D.B. 1085 PG. 711
D.B. 1085 PG. 709
D.B. 735 PG. 885
D.B. 735 PG. 881

RECORD OWNERS:
ANN FERGUSON WARD &
BROOKE T. FERGUSON
PIN: 9578013440
City of Hendersonville
Henderson County, N.C.
Date: December 1st, 2022 Drawn by: JR & JH
Job #22274

ED HOLMES & ASSOCIATES
LAND SURVEYORS, P.A.
Joshua R. Hodges, PLS L-5304
200 Ridgefield Ct. Ste. 208 Asheville, NC 28806
Company License # C-2806
828.225.6562
jhodges@edholmessurveying.com



SHEET 1 OF 2

SCALE 1" = 50'

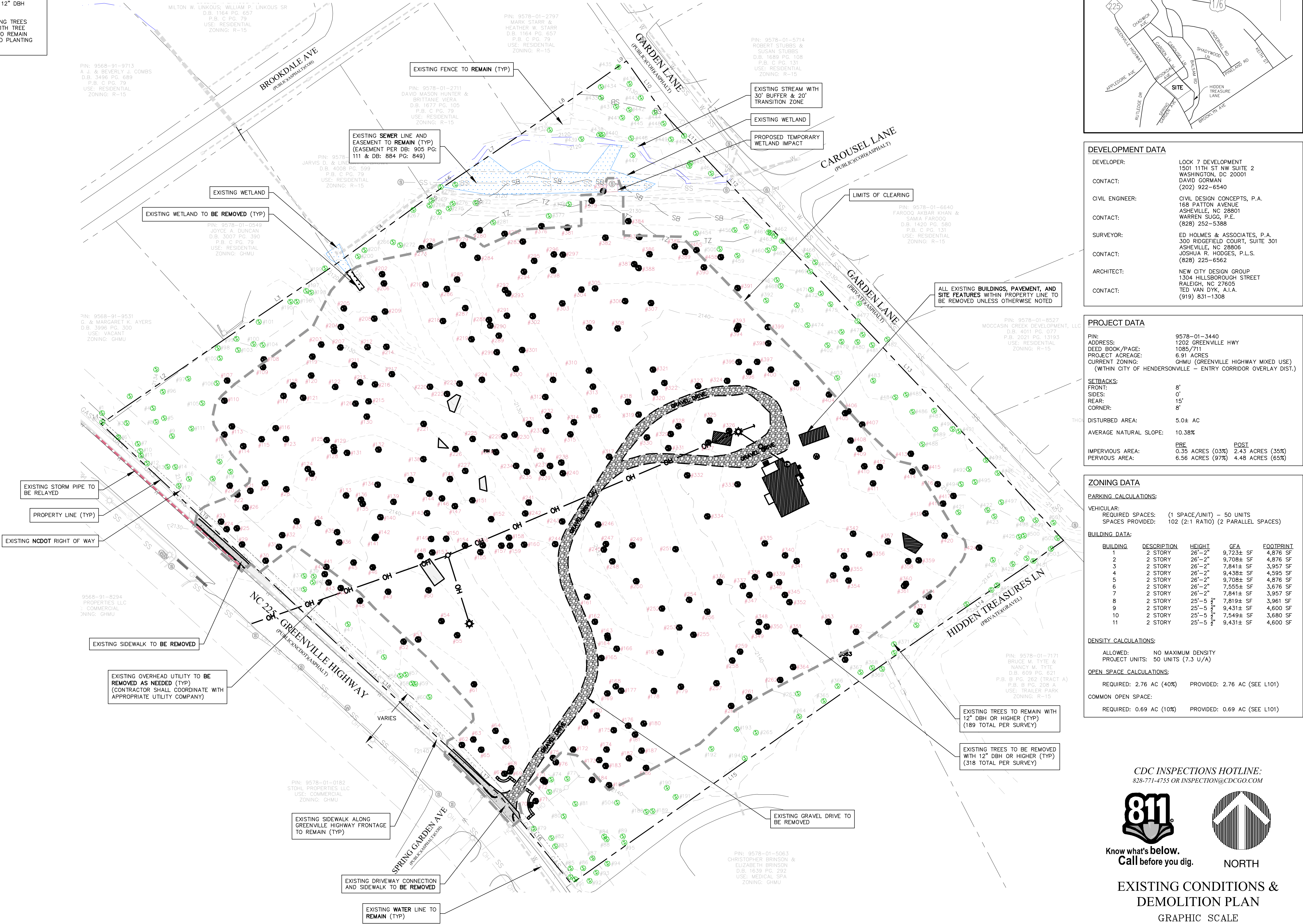
D22-126

TREE PRESERVATION SUMMARY:

TREES TO BE REMOVED 318
TREES TO REMAIN 189

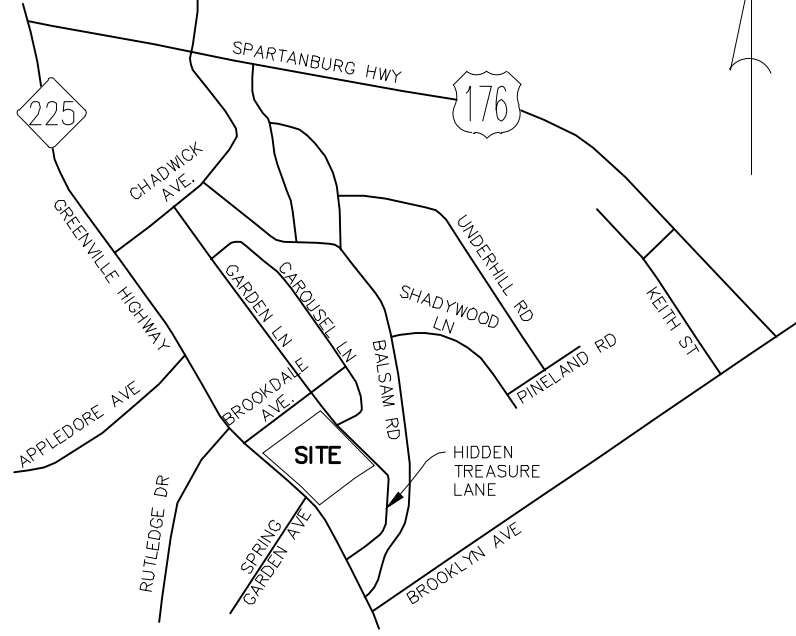
SURVEYED EXISTING TREES ARE 12" DBH OR GREATER.

SEE C102 FOR TABLE OF EXISTING TREES TO BE REMOVED AND REMAIN WITH TREE ID, SPECIES, AND DBH. TREES TO REMAIN WILL INCLUDE TREE CREDITS AND PLANTING CATEGORY.



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

DEVELOPER: LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001

CONTACT: DAVID GORMAN
(202) 922-6540

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
WARREN SUGG, P.E.
(828) 252-5388

SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
JOSHUA R. HODGES, P.L.S.
(828) 225-6562

ARCHITECT: NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
TED VAN DYK, A.I.A.
(919) 831-1308

PROJECT DATA

PIN: 9578-01-3440
ADDRESS: 1202 GREENVILLE HWY
DEED BOOK/PAGE: 1085/711
PROJECT ACREAGE: 6.91 ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)

SETBACKS:
FRONT: 8'
SIDES: 0'
REAR: 15'
CORNER: 8'

DISTURBED AREA: 5.0± AC
AVERAGE NATURAL SLOPE: 10.38%

IMPERVIOUS AREA: PRE 0.35 ACRES (03%) POST 2.43 ACRES (35%)
PERVIOUS AREA: 6.56 ACRES (97%) 4.48 ACRES (65%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 SPACE/UNIT) - 50 UNITS
SPACES PROVIDED: 102 (2:1 RATIO) (2 PARALLEL SPACES)

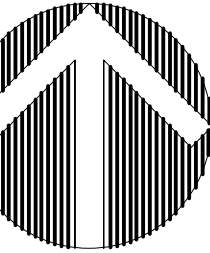
BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA	FOOTPRINT
1	2 STORY	26'-2"	9,723± SF	4,876 SF
2	2 STORY	26'-2"	9,708± SF	4,876 SF
3	2 STORY	26'-2"	7,841± SF	3,957 SF
4	2 STORY	26'-2"	9,438± SF	4,595 SF
5	2 STORY	26'-2"	9,708± SF	4,876 SF
6	2 STORY	26'-2"	7,555± SF	3,676 SF
7	2 STORY	26'-2"	7,841± SF	3,957 SF
8	2 STORY	25'-5"	7,819± SF	3,961 SF
9	2 STORY	25'-5"	9,431± SF	4,600 SF
10	2 STORY	25'-5"	7,549± SF	3,680 SF
11	2 STORY	25'-5"	9,431± SF	4,600 SF

DENSITY CALCULATIONS:
ALLOWED: NO MAXIMUM DENSITY
PROJECT UNITS: 50 UNITS (7.3 U/A)

OPEN SPACE CALCULATIONS:
REQUIRED: 2.76 AC (40%) **PROVIDED:** 2.76 AC (SEE L101)
COMMON OPEN SPACE: **REQUIRED:** 0.69 AC (10%) **PROVIDED:** 0.69 AC (SEE L101)

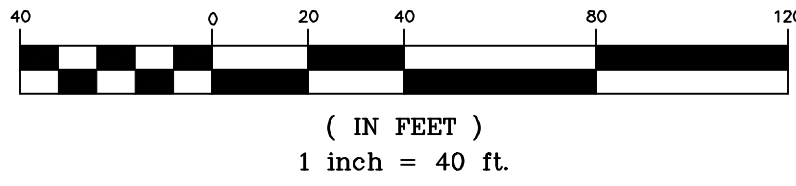
CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



NORTH

EXISTING CONDITIONS & DEMOLITION PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN FOR:

1202 GREENVILLE
TOWNHOMES

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

C101

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNEVILLE, NC 28086
PHONE (828) 252-5388
FAX (828) 455-5455

CDC Civil Design Concepts, PA
www.civildesignconcepts.com

NCBLS LICENSE # C-2184

TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY	TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY	TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY	TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY	TREE ID #	DBH (IN)	SPECIES	REMAINING (Y/N)	CREDITS	PLANTING CATEGORY	
1	20	OAK	Y	4		101	16	OAK	Y	3		201	16	POPLAR	Y	3		301	16	PINE	N			401	21	OAK	N			
2	18	OAK	Y	3		102	14	PINE	Y	3		202	20	OAK	N			302	13	SOURWOOD	N			402	32	PINE	Y	5	COS	
3	20	OAK	Y	4		103	18	OAK	Y	3		203	26	OAK	N			303	18	PINE	N			403	17	OAK	Y	3		
4	12	SOURWOOD	Y	2	OS	104	16	OAK	Y	3		204	27	POPLAR	N			304	17	PINE	N			404	20	PINE	N			
5	18	OAK	Y	3		105	17	OAK	Y	3		205	14	MAPLE	N			305	14	POPLAR	N			405	22	OAK	N			
6	19	PINE	Y	4		106	16	POPLAR	Y	3		206	36	OAK	N			306	12	SOURWOOD	N			406	16	SOURWOOD	N			
7	16	PINE	Y	3		107	32	OAK	N			207	12	OAK	N			307	27	PINE	N			407	26	OAK	N			
8	22	OAK	Y	4		108	15	PINE	N			208	38	POPLAR	N			308	12	OAK	N			408	16	OAK	N			
9	19	OAK	Y	4	OS	109	15	OAK	N			209	20	POPLAR	N			309	14	SOURWOOD	N			409	12	POPLAR	N			
10	18	OAK	Y	3		110	16	OAK	N			210	19	PINE	N			310	21	PINE	N			410	22	OAK	N			
11	15	PINE	Y	3		111	18	OAK	Y	3		211	27	OAK	N			311	38	PINE	N			411	30	POPLAR	N			
12	23	PINE	Y	4		112	22	PINE	N			212	12	SOURWOOD	N			312	17	PINE	N			412	24	OAK	N			
13	20	OAK	Y	4	ST	113	20	PINE	N			213	14	PINE	N			313	36	PINE	N			413	22	POPLAR	N			
14	25	PINE	Y	5		114	28	PINE	N			214	26	OAK	N			314	16	POPLAR	N			414	26	POPLAR	N			
15	14	POPLAR	Y	3		115	27	PINE	N			215	13	POPLAR	N			315	17	PINE	N			415	22	PINE	N			
16	12	PINE	Y	2		116	17	PINE	N			216	18	PINE	N			316	15	OAK	N			416	26	OAK	N			
17	24	OAK	Y	4		117	12	POPLAR	N			217	14	OAK	N			317	20	HICKORY	N			417	28	OAK	N			
18	15	OAK	Y	3		118	20	PINE	N			218	30	OAK	N			318	12	POPLAR	N			418	18	PINE	N			
19	12	OAK	Y	2		119	12	SOURWOOD	N			219	16	OAK	N			319	16	POPLAR	N			419	26	POPLAR	N			
20	14	OAK	N			120	16	PINE	N			220	22	POPLAR	N			320	12	OAK	N			420	18	PINE	N			
21	12	OAK	N			121	36	PINE	N			221	24	PINE	N			321	28	PINE	N			421	14	OAK	Y	3		
22	13	PINE	N			122	18	PINE	N			222	20	OAK	N			322	26	HEMLOCK	N			422	12	PINE	Y	2		
23	12	PINE	N			123	18	PINE	N			223	25	MAPLE	N			323	18	PINE	N			423	20	PINE	Y	4		
24	12	PINE	N			124	16	SOURWOOD	N			224	12	OAK	N			324	25	OAK	N			424	17	PINE	N			
25	26	OAK	N			125	18	PINE	N			225	12	OAK	N			325	15	HEMLOCK	N			425	15	PINE	Y	3		
26	16	OAK	N			126	28	OAK	N			226	14	OAK	N			326	20	PINE	N			426	12	PINE	Y	2		
27	12	PINE	N			127	14	PINE	N			227	12	OAK	N			327	12	SOURWOOD	N			427	14	PINE	Y	3		
28	24	POPLAR	N			128	14	POPLAR	N			228	25	PINE	N			328	12	SOURWOOD	N			428	22	OAK	Y	4		
29	12	MAPLE	N			129	12	SOURWOOD	N			229	16	OAK	N			329	28	PINE	N			429	14	OAK	Y	3	OS	
30	26	PINE	N			130	14	PINE	N			230	13	OAK	N			330	24	PINE	N			430	23	PINE	Y	4		
31	12	PINE	N			131	25	PINE	N			231	16	OAK	N			331	30	PINE	N			431	12	SOURWOOD	Y	2	OS	
32	22	OAK	N			132	33	PINE	N			232	23	POPLAR	N			332	34	OAK	N			432	22	PINE	Y	4		
33	14	OAK	N			133	24	PINE	N			233	15	HEMLOCK	N			333	33	OAK	N			433	16	MAPLE	Y	3		
34	12	OAK	N			134	18	POPLAR	N			234	13	PINE	N			334	33	OAK	Y			434	17	OAK	Y	3		
35	22	POPLAR	N			135	16	OAK	N			235	20	OAK	N			335	24	OAK	N			435	26	OAK	Y	5		
36	20	POPLAR	N			136	13	OAK	N			236	16	OAK	N			336	30	POPLAR	N			436	28	OAK	Y	5		
37	20	OAK	Y	4		137	16	OAK	N			237	12	POPLAR	N			337	12	SOURWOOD	N			437	13	PINE	Y	3		
38	24	PINE	Y	4		138	15	OAK	N			238	15	HEMLOCK	N			338	27	POPLAR	N			438	16	POPLAR	Y	3		
39	14	POPLAR	Y	3		139	18	POPLAR	N			239	15	POPLAR	N			339	17	OAK	N			439	14	MAPLE	Y	3		
40	12	OAK	Y	2	ST	140	17	POPLAR	N			240	26	POPLAR	N			340	16	OAK	N			440	20	PINE	Y	4		
41	14	OAK	N			141	14	OAK	N			241	22	PINE	N			341	15	OAK	N			441	14	OAK	Y	3		
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43	40	OAK	N	5		143	15	OAK	N			243	20	MAPLE	N			343	34	POPLAR	N			443	12	MAPLE	Y	2		
44	28	PINE	N	5		144	13	SOURWOOD	N			244	30	OAK	N			344	18	OAK	N			444	22	POPLAR	Y	4		
45	14	OAK	N			145	16	OAK	N			245	12	POPLAR	N			345	22	OAK	N			445	16	OAK	Y	3		
46	28	POPLAR	N			146	28	OAK	N			246	23	POPLAR	N			346	12	HICKORY	N			446	12	OAK	Y	2		
47	14	PINE	Y	3	ST	147	15	OAK	N			247	13	OAK	N			347	24	POPLAR	N			447	14	PINE	Y	3		
48	26	OAK	N			148	30	OAK	N			248	16	HICKORY	N			348	13	OAK	N			448	16	POPLAR	Y	3		
49	40	POPLAR	N			149	15	OAK	N			249	24	OAK	N			349	28	PINE	N			449	27	OAK	Y	5		
50	15	LOCUST	N			150	36	PINE	N			250	27	OAK	N			350	17	OAK	N			450	20	POPLAR	Y	4		
51	35	PINE	Y	5		151	21	POPLAR	N			251	20	OAK	N			351	17	PINE	N			451	18	POPLAR	Y	3		
52	17	CHERRY	N			152	25	OAK	N			252	31	OAK	N			352	17	PINE	N			452	24	OAK	Y	4		
53	20	CHERRY	N			153	32	PINE	N			253	17	OAK	N			353	12	SOURWOOD	N			453	30	POPLAR	Y	5		
54	12	CHERRY	N			154	12	POPLAR	N			254	15	HICKORY	N			354	18	PINE	N			454	15	OAK	Y	3		
55	16	POPLAR	N			155	18	POPLAR	N			255	14	PINE	N			355	15	OAK	N			455	13	PINE	N			
56	13	POPLAR	Y	3	ST	156	36	PINE	N			256	25	HEMLOCK	N			356	15	OAK	N			456	19	OAK	Y	4		
57	15	HICKORY	Y	3		157	16	MAPLE	N			257	48	OAK	N			357	21	POPLAR	N			457	32	PINE	Y	5		
58	21	OAK	Y	4		158	15	POPLAR	N			258	16	PINE	N			358	22	POPLAR	N			458	26	PINE	N			
59	15	OAK	Y	3		159	12	MAPLE	N			259	18	OAK	N			359	18	PINE	N			459	20	PINE	Y	4		
60	13	CHERRY	Y	3		160	16	PINE	N			260	15	OAK	N			360	18	PINE	N			460	14	OAK	Y	3		
61	12	LOCUST	N			161	22	OAK	N			261	24	OAK	N			361	13	SOURWOOD	N			461	20	OAK	Y	4		
62	12	BLACK GUM	N			162	24	OAK	N			262	22	PINE	N			362	26	PINE	N			462	14	PINE	Y	3		
63	36	OAK	N			163	18	PINE	N			263	23	OAK	Y	4		363	19	POPLAR	N			463	12	PINE	Y	2		
64	26	OAK	N			164	12	PINE	N			264	18	OAK	N	3		364	18	OAK	N			464	16	MAPLE	Y	3		
65	13	HEMLOCK	N			165	24	OAK	N			265	16	POPLAR	Y	3		365	31	POPLAR	Y			465	14	SOURWOOD	Y	3		
66	32	OAK	N			166	28	OAK	N			266	22	PINE	Y	4		366	22	POPLAR	Y	4		466	12	POPLAR	Y	2		
67	15	POPLAR	N			167	32	POPLAR	N			267	12	HEMLOCK	Y	2		367	33	POPLAR	Y	5		467	13	OAK	Y	3		
68	15	PINE	N			168</																								

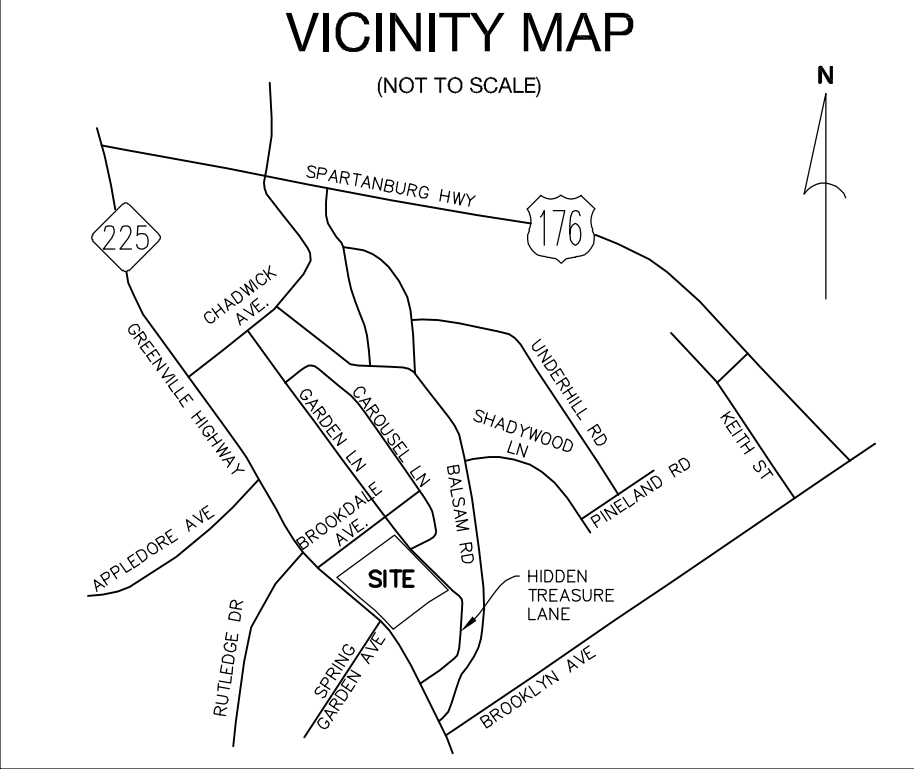
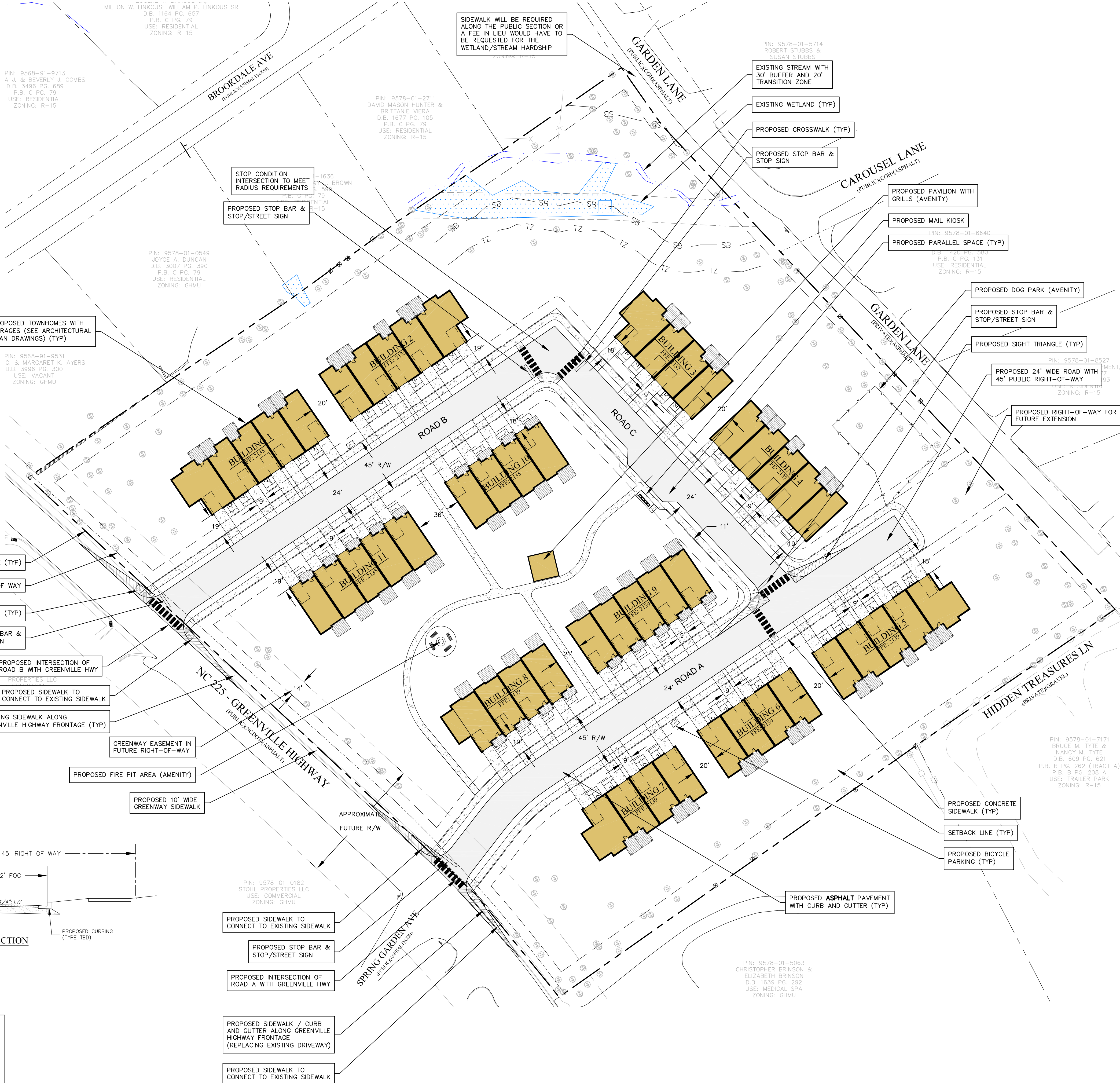
1202 GREENVILLE

- SECTION 6-13-4 REQUIRES THAT LIGHTING "SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY."
- PLEASE NOTE THAT ALL SERVICE LINES MUST BE UNDERGROUND.
- PUBLIC PARKLAND DEDICATION- SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS OF 30 OR MORE LOTS SHALL DEDICATE 500 SQUARE FEET OF LAND PER RESIDENTIAL LOT TO THE CITY FOR ITS USE IN DEVELOPING PUBLIC PARKLAND.

REQUIREMENTS CAN BE FOUND HERE:
https://library.municode.com/nc/hendersonville/codes/code_of_ordinances?nodeid=APXBSU_ART3CO_S3.09DEPULA
- 3.06 E MAINTENANCE.

"ALL EASEMENTS FOR DRAINAGE OR UTILITIES SHALL BE CLEARED OF UNDERGROWTH, TREES, AND OTHER OBSTRUCTIONS PRIOR TO APPROVAL OF THE FINAL PLAT UNLESS THE UTILITY PROVIDER CERTIFIES IN WRITING THAT CLEARING IS NOT NECESSARY TO ENABLE THE UTILITY PROVIDER TO UTILIZE THE EASEMENTS." KEEP THIS IN MIND FOR TREE PRESERVATION.

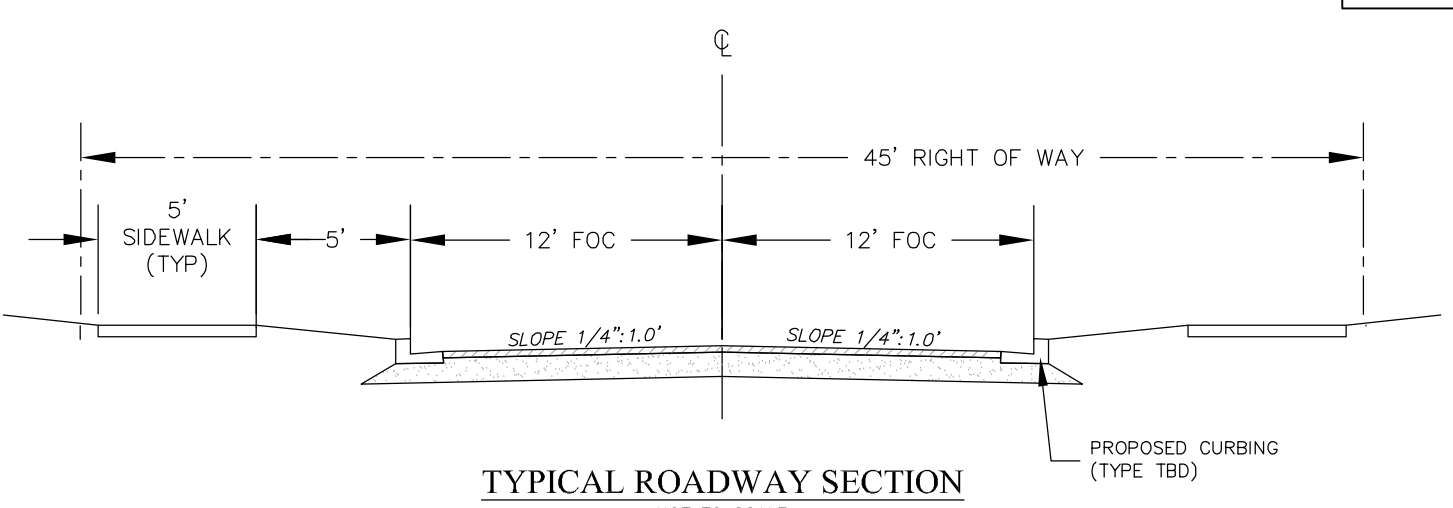
"EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES AND STORMWATER DRAINAGE SYSTEMS LOCATED OUTSIDE THE STREET RIGHT-OF-WAY SHALL BE MAINTAINED BY AN OWNER'S ASSOCIATION, AND MAINTENANCE RESPONSIBILITY FOR THESE FEATURES SHALL BE INDICATED ON THE FINAL PLAT" THIS IS JUST FOR REFERENCE.



DEVELOPMENT DATA	
DEVELOPER:	LOCK 7 DEVELOPMENT 1501 11TH ST NW SUITE 2 WASHINGTON, DC 20001 DAVID GORMAN (202) 922-6540
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 168 PATTON AVENUE ASHEVILLE, NC 28801 WARREN SUGGS, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES & ASSOCIATES, P.A. 300 RIDGEFIELD COURT, SUITE 301 ASHEVILLE, NC 28806 JOSHUA R. HODGES, P.L.S. (828) 225-6562
CONTACT:	
ARCHITECT:	NEW CITY DESIGN GROUP 1304 HILLSBOROUGH STREET RALEIGH, NC 27605 TED VAN DYK, A.I.A. (919) 831-1308
CONTACT:	

PROJECT DATA	
PIN:	9578-01-3440
ADDRESS:	1202 GREENVILLE HWY
DEED BOOK/PAGE:	1085/711
PROJECT ACREAGE:	6.91 ACRES
CURRENT ZONING:	GHMU (GREENVILLE HIGHWAY MIXED USE) (WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)
THD:	
SETBACKS:	
FRONT:	8'
SIDES:	0'
REAR:	15'
CORNER:	8'
DISTURBED AREA:	5.0± AC
AVERAGE NATURAL SLOPE:	10.38%
IMPERVIOUS AREA:	PRE 0.35 ACRES (03%) POST 2.43 ACRES (35%)
PERVIOUS AREA:	PRE 6.56 ACRES (97%) POST 4.48 ACRES (65%)

ZONING DATA	
PARKING CALCULATIONS:	
VEHICULAR:	
REQUIRED SPACES:	(1 SPACE/UNIT) - 50 UNITS
SPACES PROVIDED:	102 (2:1 RATIO) (2 PARALLEL SPACES)
BUILDING DATA:	
BUILDING	DESCRIPTION HEIGHT GFA FOOTPRINT
1	2 STORY 26'-2" 9,723± SF 4,876 SF
2	2 STORY 26'-2" 9,708± SF 4,876 SF
3	2 STORY 26'-2" 9,841± SF 3,957 SF
4	2 STORY 26'-2" 9,438± SF 4,595 SF
5	2 STORY 26'-2" 9,708± SF 4,876 SF
6	2 STORY 26'-2" 7,555± SF 3,676 SF
7	2 STORY 26'-2" 7,841± SF 3,957 SF
8	2 STORY 25'-5" 7,819± SF 3,961 SF
9	2 STORY 25'-5" 9,431± SF 4,600 SF
10	2 STORY 25'-5" 7,549± SF 3,680 SF
11	2 STORY 25'-5" 9,431± SF 4,600 SF
DENSITY CALCULATIONS:	
ALLOWED:	NO MAXIMUM DENSITY
PROJECT UNITS:	50 UNITS (7.3 U/A)
OPEN SPACE CALCULATIONS:	
REQUIRED:	2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)
COMMON OPEN SPACE:	REQUIRED: 0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)



AREA BREAKDOWN CHART			
I.	TOTAL PROJECT AREA:	300,992 SF	100%
II.	PROPOSED LOT AREA:	N/A	
III.	SITE COVERAGE - BUILDING:	46,078 SF	15%
IV.	SITE COVERAGE - OPEN SPACE:	120,399 SF	40%
V.	SITE COVERAGE - STREETS AND PARKING:	26,798 SF	8%
VI.	SITE COVERAGE - OTHER FACILITIES:	77,625 SF	27%
VII.	SITE COVERAGE - COMMON OPEN SPACE:	30,099 SF	10%

Know what's below.
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NORTH

SITE PLAN

GRAPHIC SCALE

828-771-4755 OR INSPECTION@CDCGO.COM

LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5385

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5388
FAX (828) 492-5455

Civil Design Concepts, PA

CDC

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CONSTRUCTION

1202 GREENVILLE
TOWNHOMES

SHEET
C201

107/07/2023

08/17/2023

NO.

DATE

DESCRIPTION

1

2

NO.

DATE

DESCRIPTION

1

2

NO.

DATE

DESCRIPTION

FIRE DEPARTMENT GENERAL COMMENTS

FIRE HYDRANTS

*A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATE ON THE CONSTRUCTION SITE.

*JUMPERS FOR WATER SUPPLY SHALL BE A MINIMUM OF 4 INCHES AND SHALL SUPPLY THE REQUIRED FIRE FLOW TO EACH HYDRANT IN THE DEVELOPMENT.

*FOR ALL HYDRANT SIZE AND SPECIFICATIONS, PLEASE REFER TO THE CITY OF HENDERSONVILLE UTILITY DEPARTMENT.

REQUIRED ACCESS

*APPROVED VEHICLE ACCESS FOR FIREFIGHTING AND EMERGENCY MEDICAL SERVICES SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTION AND HYDRANTS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING EMERGENCY VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

CONSTRUCTION

*PRIOR TO ANY COMBUSTIBLE MATERIALS ENTERING THE JOB SITE, WORKING FIRE HYDRANTS AND SUITABLE ACCESS ROADS SHALL BE INSTALLED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. ANY DEVIATION FROM THIS WILL RESULT IN AN IMMEDIATE STOP WORK ORDER UNTIL WATER AND ACCESS HAS BEEN APPROVED.

*ALL GATES AND BARRIERS AT FIRE ACCESS ROADS SHALL BE PERMITTED THROUGH THIS OFFICE. FIRE DEPARTMENT REQUIRES 1 SET OF DRAWINGS SHOWING THE ROADWAY, TYPE OF GATE BEING INSTALLED, AND SPECIFICATIONS FOR THE GATE EQUIPMENT. THESE DOCUMENTS ARE REQUIRED PRIOR TO ANY WORK BEING DONE. A PERMIT SHALL BE ISSUED BY THIS OFFICE AND PAYMENT FOR THIS PERMIT SHALL BE REQUIRED TO BE MADE PRIOR TO SCHEDULING ANY INSPECTIONS.

*WHEN IN THE FULLY OPEN POSITION, GATES SHALL ALLOW NOT LESS THAN TWENTY (20) FEET HORIZONTAL CLEAR SPACE INCLUDING THE ROADWAY SURFACE, AS MEASURED FROM INSIDE CURB TO INSIDE CURB. A VERTICAL CLEAR SPACE OF NOT LESS THAN THIRTEEN (13) FEET SIX (6) INCHES SHALL ALSO BE REQUIRED.

*EACH SYSTEM SHALL HAVE AS A MINIMUM FOR OPERATION:1.ACCESS SHALL BE PROVIDED BY MEANS OF A PRIVATE KEYPAD CODE, ASSIGNED BY THE FIRE DEPARTMENT, AND/OR KNOX TYPE DEVICE TO ENSURE FIRE DEPARTMENT ACCESS. 2.IN THE EVENT OF POWER OUTAGES, A BATTERY BACK-UP SYSTEM SHALL CAUSE THE GATE(S) TO BE OPEN ON THE ENTRY SIDE OF THE COMPLEX TO ALLOW FOR EMERGENCY ACCESS (SEE ITEM 2 ABOVE). THE GATE(S) SHALL REMAIN IN THE FULLY OPEN POSITION UNTIL POWER IS RESTORED.

*IF THE GATE IS TO BE USED FOR EMERGENCY ACCESS ONLY, SIGNAGE SHALL BE INSTALLED ON BOTH THE INTERIOR AND EXTERIOR OF THE GATE INDICATED THE GATE IS TO BE USED FOR EMERGENCY ACCESS ONLY AND PROHIBITING PARKING.

*IN THE EVENT THE GATE BECOMES NON-OPERATIONAL, THE GATE(S) SHALL BE SECURED IN THE FULLY OPEN POSITION UNTIL SUCH TIME AS THE MINIMUM REQUIREMENTS AS OUTLINED ABOVE HAVE BEEN RESTORED TO A FULLY OPERATIONAL CONDITION.

*FUNCTIONAL TEST OF GATE OPERATION SHALL BE COMPLETED PRIOR TO THE GATE BEING PLACED IN SERVICE

*BUILDING ENTRANCES- IF OVER 30'OR 3 STORIES HAVE TWO ENTRANCES.*CONSTRUCTION SITES SHALL COMPLY WITH NCFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION.

*ANY DEVIATION FROM PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO BUILDING AND FIRE REVIEW FOR APPROVAL.

*PLANS AND/OR REQUIREMENTS ARE SUBJECT TO MINOR REVISIONS UPON FIELD INSPECTIONS. CONTACT THIS DEPARTMENT FOR FIELD INSPECTION OF FIRE RELATED CONSTRUCTION, SYSTEMS AND/OR DEVICE LOCATIONS.

*GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL SUBCONTRACTORS HAVE APPROVED DRAWINGS AND PROPER PERMIT FOR FIRE PROTECTION SYSTEMS.

ADDRESSES & SIGNS

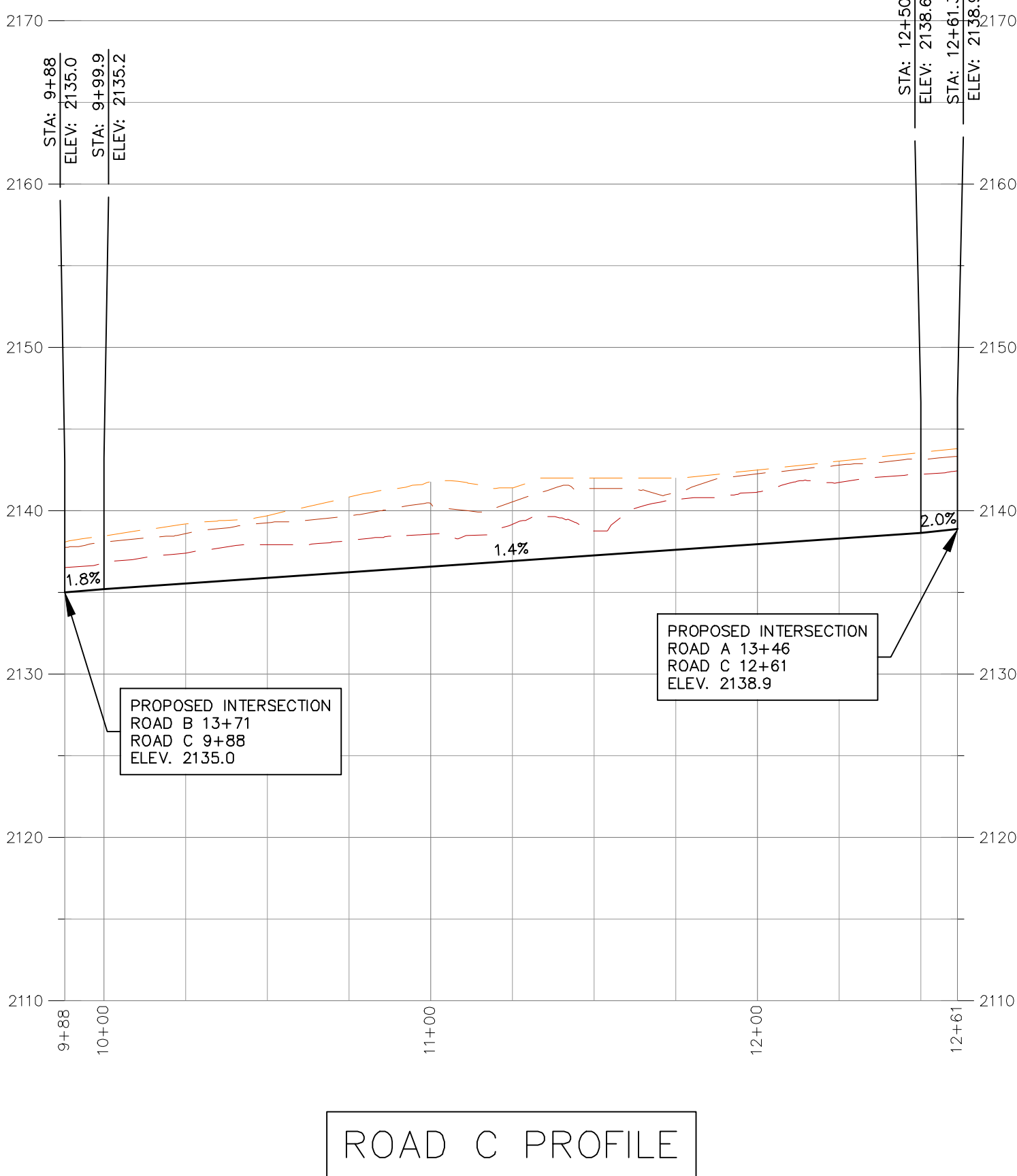
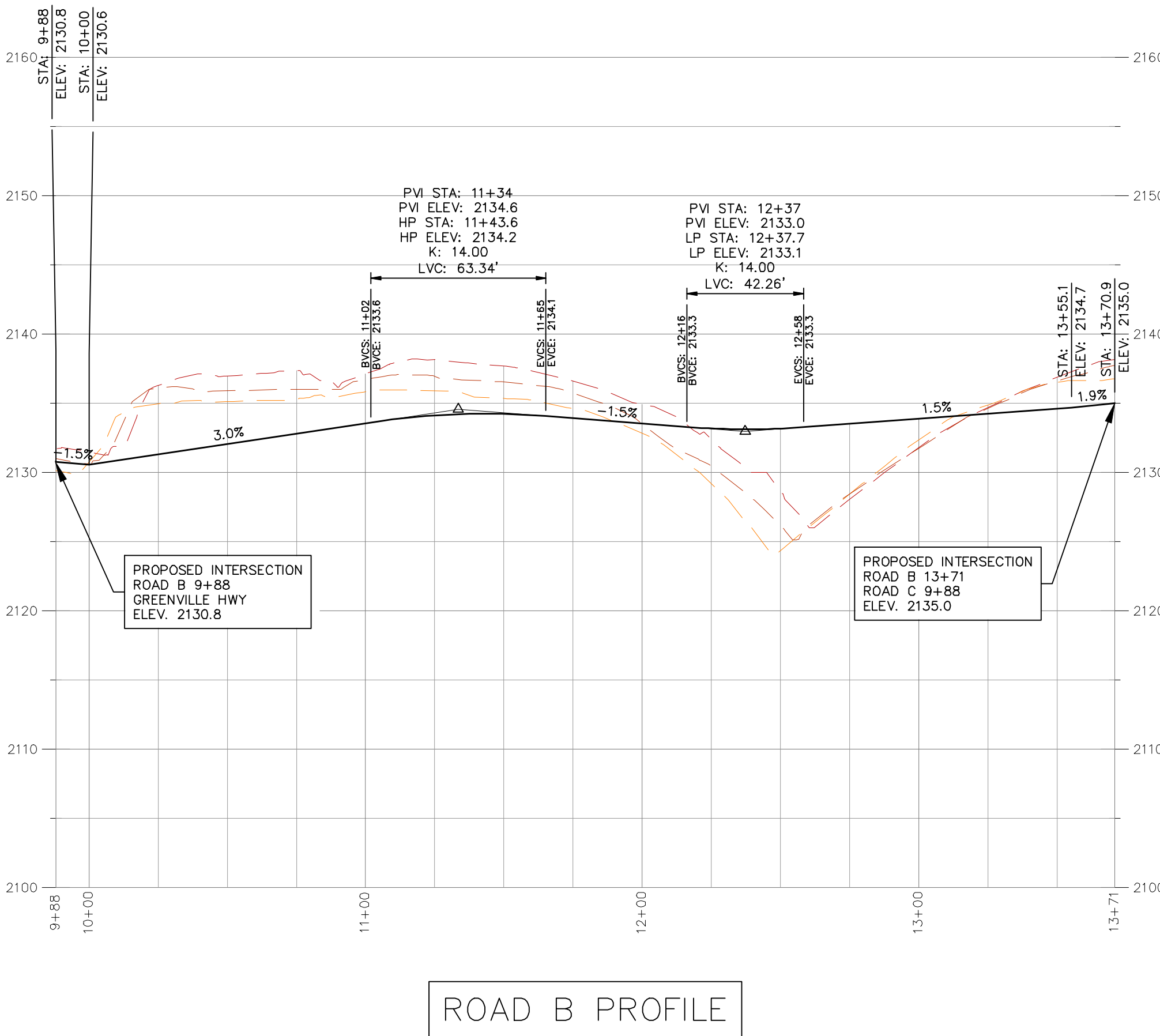
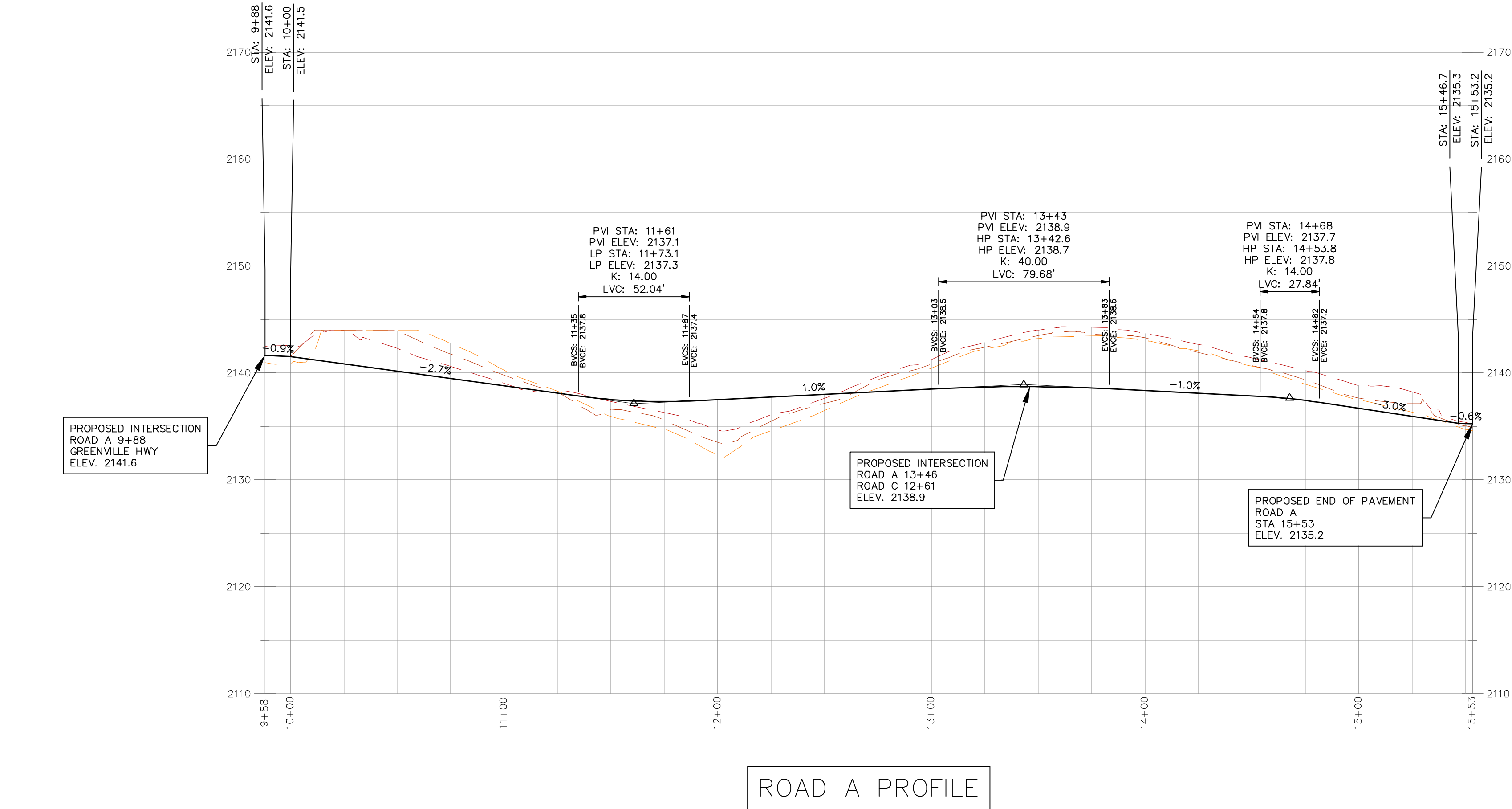
*ADDRESS IDENTIFICATION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA FIRE CODE SECTION 505. NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH AN APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

*ADDRESS NUMBERS FOR RESIDENTIAL BUILDINGS SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT, ONE (1) INCH MINIMUM STROKE WIDTH AND HAVE CONTRAST WITH THEIR BACKGROUND.

*ADDRESS NUMBERS FOR COMMERCIAL BUILDINGS SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT, ONE (1) INCH MINIMUM STROKE WIDTH AND HAVE CONTRAST WITH THEIR BACKGROUND. BUILDING ADDRESS IS TO BE POSTED ON REAR EXIT DOOR.

*BUILDING ADDRESS SHALL BE POSTED DURING CONSTRUCTION WITH SIX (6) INCH NUMBERS.

*TEMPORARY OR PERMANENT STREET SIGNS SHALL BE INSTALLED AND VISIBLE AS SOON AS CONSTRUCTION BEGINS.



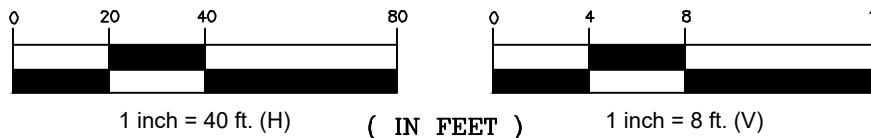
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ROAD PROFILES

PROFILE SCALE



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ROAD PROFILES FOR:

1202 GREENVILLE
TOWNHOMES

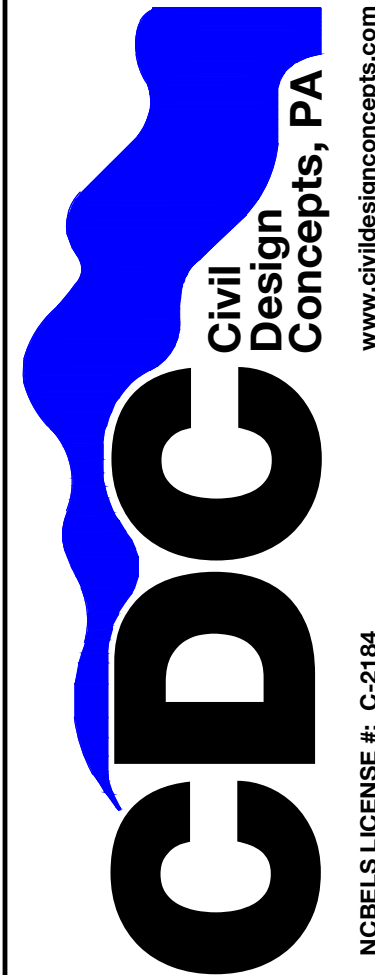
LOCK 7 DEVELOPMENT - HENDERSONVILLE, NORTH CAROLINA

DRAWN BY:
CDC PROJECT NO.:
XXX PERMIT NO.

AWP
12241
xxx

SHEET

C301

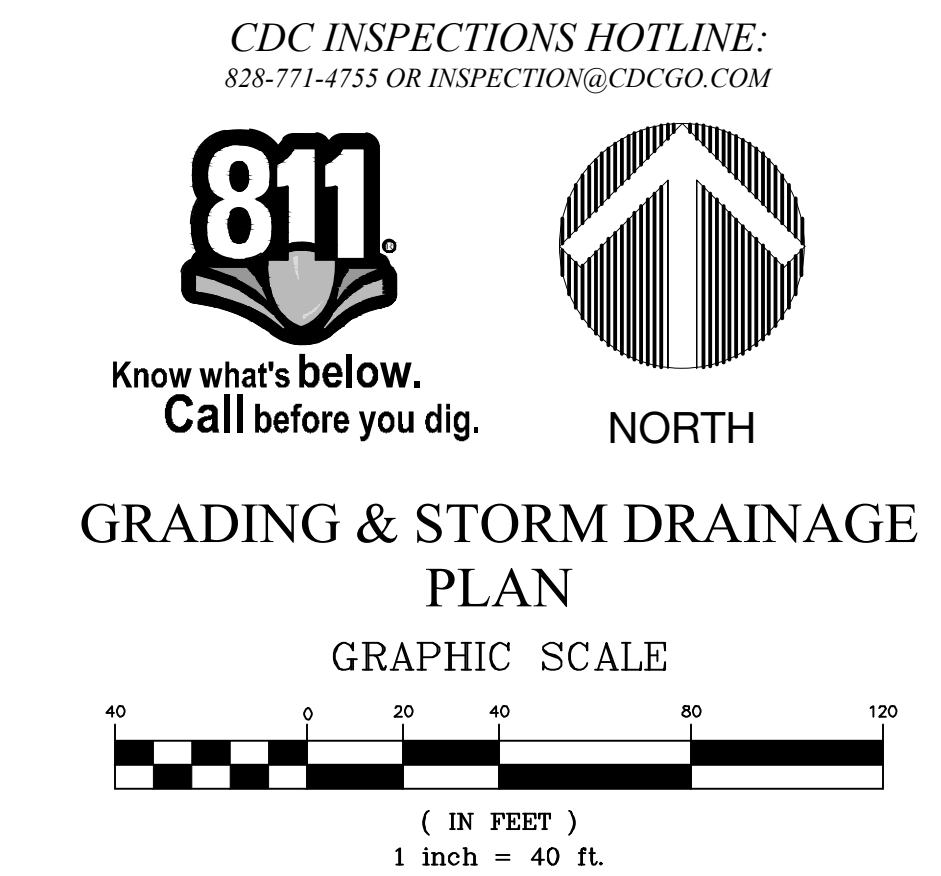


168 DARTON AVENUE
ASHVILLE, NC 28801
PHONE (828) 252-5588
FAX (828) 252-5585

52 WALNUT STREET - SUITE 9
WAYNESVILLE, NC 28786
PHONE (828) 252-5588
FAX (828) 455-5455

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NCBELS LICENSE # C-2184



SHEET

C401

PLANTING SUMMARY:

STREET TREES (ST)

REQUIREMENTS: 1 LARGE MATURING TREE PER 50 LF OF FRONTAGE

GREENVILLE HIGHWAY:
FRONTAGE: 577 LF
TREES REQUIRED: 12
TREE CREDITS APPLIED: 17 (6 TREES)
TREES PROVIDED: 4

OPEN SPACE (OS)

REQUIREMENTS: 1 TREE AND 5 SHRUBS PER 4,000 SF OF OPEN SPACE. 50% OF REQUIRED TREES MUST BE CANOPY TREES.

TOTAL OS: 120,300 SF (2.76 AC)
TREES REQUIRED: 30
TREE CREDITS APPLIED: 30 (11 TREES)
SHRUBS REQUIRED: 150
SHRUBS PROVIDED: 150

COMMON OPEN SPACE (COS)

REQUIREMENTS: 1 TREE PER 500 SF OF COMMON OPEN SPACE.

TOTAL COS: 30,020 SF (0.69 AC)
TREES REQUIRED: 60
TREE CREDITS APPLIED: 11 (3 TREES)
TREES PROVIDED: 49

PROPOSED COMMON OPEN SPACE TREES MUST BE A MINIMUM OF 3" TO 3 1/2" CAL.

NOTE: DETAILED SHRUB PLANTINGS TO BE PROVIDED WITH CONSTRUCTION PERMIT DRAWINGS

LEGEND

SPECIES (CREDITS CATEGORY)
TREE CREDIT TREE

EXISTING SPECIES ABBREVIATIONS

CHE	CHERRY
PIN	PINE
POP	POPLAR
OAK	OAK
SOU	SOURWOOD

PLANT SCHEDULE *

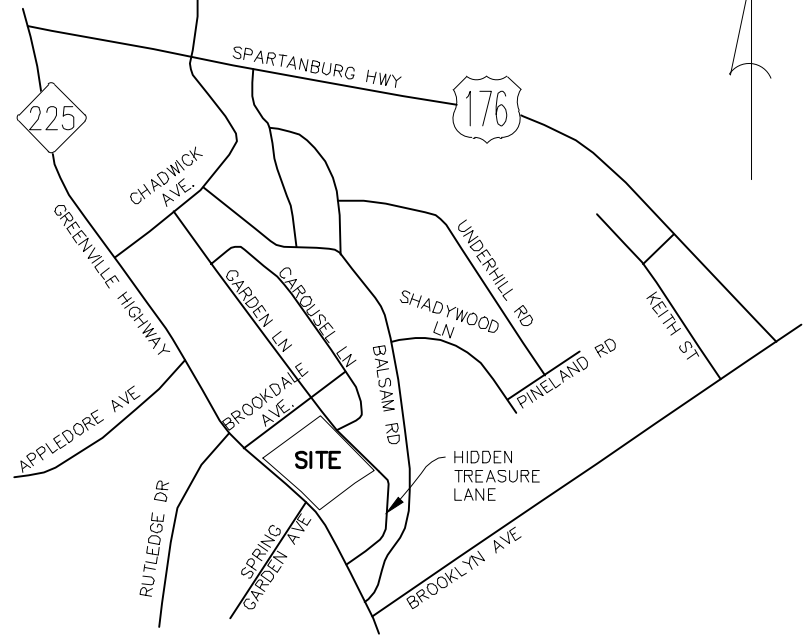
KEY	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE (MIN.)
TREES						
AR	4	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	B&B	2" CAL.	12' HT.
AS	6	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	B&B	3" CAL.	
CB	10	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR HORNBEAM	B&B	3" CAL.	
CL	9	CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	B&B	3" CAL.	
IO	11	ILEX OPACA 'GREENLEAF'	GREENLEAF HOLLY	B&B	3" CAL.	6' HT.
ZS	13	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN JAPANESE ZELKOVA	B&B	3" CAL.	

*SUBSTITUTION OF SPECIES TO BE APPROVED BY ENGINEER AND ON THE CITY OF HENDERSONVILLE RECOMMENDED SPECIES LIST
*A DIVERSE PLANT LIST IS RECOMMENDED SO THAT NO ONE SPECIES GETS OVER PLANTED AND TO ELIMINATE WIDE SPREAD DISEASE BETWEEN LIKE SPECIES.



VICINITY MAP

(NOT TO SCALE)



DEVELOPMENT DATA

DEVELOPER: LOCK 7 DEVELOPMENT
1501 11TH ST NW SUITE 2
WASHINGTON, DC 20001
CONTACT: DAVID GORMAN
(202) 922-6540
CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
168 PATTON AVENUE
ASHEVILLE, NC 28801
CONTACT: WARREN SUGG, P.E.
(828) 252-5388
SURVEYOR: ED HOLMES & ASSOCIATES, P.A.
300 RIDGEFIELD COURT, SUITE 301
ASHEVILLE, NC 28806
CONTACT: JOSHUA R. HODGES, P.L.S.
(828) 225-6562
ARCHITECT: NEW CITY DESIGN GROUP
1304 HILLSBOROUGH STREET
RALEIGH, NC 27605
CONTACT: TED VAN DYK, A.I.A.
(919) 831-1308

PROJECT DATA

PIN: 9578-01-3440
ADDRESS: 1202 GREENVILLE HWY
DEED BOOK/PAGE: 1085/711
PROJECT ACREAGE: 6.91 ACRES
CURRENT ZONING: GHMU (GREENVILLE HIGHWAY MIXED USE)
(WITHIN CITY OF HENDERSONVILLE - ENTRY CORRIDOR OVERLAY DIST.)

SETBACKS:

FRONT: 8'
SIDES: 0'
REAR: 15'
CORNER: 8'

DISTURBED AREA:

5.0± AC

AVERAGE NATURAL SLOPE:

10.38%

IMPERVIOUS AREA:

PRE: 0.35 ACRES (03%)
POST: 2.43 ACRES (35%)

PERVIOUS AREA:

6.56 ACRES (97%)
4.48 ACRES (65%)

ZONING DATA

PARKING CALCULATIONS:

VEHICULAR:
REQUIRED SPACES: (1 SPACE/UNIT) - 50 UNITS
SPACES PROVIDED: 102 (2:1 RATIO) (2 PARALLEL SPACES)

BUILDING DATA:

BUILDING	DESCRIPTION	HEIGHT	GFA	FOOTPRINT
1	2 STORY	26'-2"	9,723± SF	4,876 SF
2	2 STORY	26'-2"	9,708± SF	4,876 SF
3	2 STORY	26'-2"	7,841± SF	3,957 SF
4	2 STORY	26'-2"	9,438± SF	4,595 SF
5	2 STORY	26'-2"	9,708± SF	4,876 SF
6	2 STORY	26'-2"	7,555± SF	3,676 SF
7	2 STORY	26'-2"	7,841± SF	3,957 SF
8	2 STORY	25'-5"	7,819± SF	3,961 SF
9	2 STORY	25'-5"	9,431± SF	4,600 SF
10	2 STORY	25'-5"	7,549± SF	3,680 SF
11	2 STORY	25'-5"	9,431± SF	4,600 SF

DENSITY CALCULATIONS:

ALLOWED: NO MAXIMUM DENSITY
PROJECT UNITS: 50 UNITS (7.3 U/A)

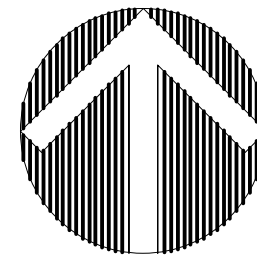
OPEN SPACE CALCULATIONS:

REQUIRED: 2.76 AC (40%) PROVIDED: 2.76 AC (SEE L101)

COMMON OPEN SPACE:

REQUIRED: 0.69 AC (10%) PROVIDED: 0.69 AC (SEE L101)

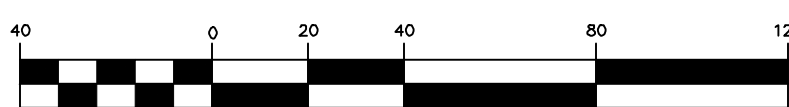
CDC INSPECTIONS HOTLINE:
828-771-4755 OR INSPECTION@CDCGO.COM



NORTH

LANDSCAPE & RESOURCE PLAN

GRAPHIC SCALE



FOR REVIEW ONLY

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

LANDSCAPE & RESOURCE PLAN FOR:

1202 GREENVILLE
TOWNHOMES

DRAWN BY: CDC PROJECT NO.:
XXX PERMIT NO.

AMP
12241
xxx

SHEET

L101

168 PATTON AVENUE
ASHEVILLE, NC 28801
PHONE (828) 252-5388
FAX (828) 252-5388

52 WALNUT STREET - SUITE 9
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